

ORDINANCE NO. 2008 - 019

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE INTRODUCTION AND ADMINISTRATION ELEMENT (TO ADD DEFINITIONS RELATING TO **AGRICULTURAL ENCLAVES** AND NEW URBANISM); THE FUTURE LAND USE ELEMENT (TO ESTABLISH AN AGRICULTURAL ENCLAVE FUTURE LAND USE DESIGNATION; TO ADD POLICIES TO IMPLEMENT THE AGRICULTURAL ENCLAVE FLU AND THE AGRICULTURAL LANDS AND PRACTICES ACT, SECTION 163.3162, F.S.; TO DESIGNATE AGRICULTURAL ENCLAVES AS LIMITED URBAN SERVICE AREAS; AND TO EXEMPT THE CALLERY-JUDGE GROVE AGRICULTURAL ENCLAVE LGA 2008-011 FROM POLICY 3.5-D); THE TRANSPORTATION ELEMENT (TO DESIGNATE PERSIMMON BOULEVARD, FROM 140TH AVENUE NORTH TO SEMINOLE PRATT WHITNEY ROAD, AND 140TH AVENUE NORTH, FROM PERSIMMON BOULEVARD TO 60TH STREET, AS RURAL PARKWAYS); AND THE MAP SERIES (TO MODIFY THE FUTURE 2020 ROADWAY SYSTEM BY NUMBER OF LANES MAP TE 1.1 TO EXPAND: PERSIMMON BOULEVARD, FROM SEMINOLE PRATT WHITNEY ROAD TO 140<sup>TH</sup> AVENUE NORTH, FROM 2 LANES TO 4 LANES; AND SOUTHERN BOULEVARD, FROM BIG BLUE TRACE TO CRESTWOOD BOULEVARD, FROM 6 LANES TO 8 LANES; TO MODIFY THOROUGHFARE RIGHT OF WAY IDENTIFICATION MAP TE 14.1 BY UPDATING NOTES RELATED TO RURAL PARKWAYS; AND TO MODIFY THE SERVICE AREAS MAP LU 2.1 TO ESTABLISH THE CALLERY-JUDGE GROVE AGRICULTURAL ENCLAVE AS A LIMITED URBAN SERVICE AREA); THE FUTURE LAND USE ATLAS (FLUA) FOR THE **CALLERY JUDGE AGRICULTURAL ENCLAVE (LGA 2008-011) AMENDMENT** MODIFYING PAGES 40, 41, 47 & 48 OF THE FLUA BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 3745.58 ACRES OF LAND, GENERALLY LOCATED EAST AND WEST OF SEMINOLE PRATT WHITNEY ROAD, SOUTH OF 60TH ST. N. AND NORTH OF 50TH ST. N. AND SYCAMORE, EAST OF MEAD HILL DRIVE AND 44TH STREET N., EAST OF 190TH TERRACE N., AND WEST OF 140TH AVENUE NORTH, FROM RURAL RESIDENTIAL, ONE UNIT PER TEN ACRES (RR-10), TO AGRICULTURAL ENCLAVE WITH AN ASSOCIATED CONCEPTUAL PLAN AND GUIDING PRINCIPLES, SUBJECT TO CONDITIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

**WHEREAS**, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

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**WHEREAS**, the Palm Beach County Local Planning Agency conducted its public hearings on February 8, February 22, March 28, and April 11, 2008 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on April 28, 2008 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, Palm Beach County received the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated July 11, 2008 which was the Department's written review of the proposed Comprehensive Plan amendments; and

**WHEREAS**, the written comments submitted by the Department of Community Affairs contained objections to the amendments contained in this ordinance;

**WHEREAS**, on August 21, 2008 the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

**WHEREAS**, the Palm Beach County Board of County Commissioners has determined that the amendments satisfy the concerns addressed in the Department of Community Affairs' "Objections, Recommendations and Comments Report" and comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulations Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

**Part I. Amendments to the 1989 Comprehensive Plan**

Amendments to the following Elements of the 1989 Comprehensive Plan are hereby adopted and attached to this Ordinance in Exhibits 1 through 4:

1. **Future Land Use Atlas** pages 40, 41, 47 & 48 are amended as follows:

**Application:** Callery Judge Grove (LGA 2008-00011)

**Amendment:** From Rural Residential, 1 unit per 10 acres (RR-10), to Agricultural Enclave,

**Location:** East and west of Seminole Pratt Whitney Road, south of 60th Street North and north of 50th Street North and Sycamore, east of Mead Hill Drive and 44th Street North, east of 190th Terrace North, and west of 140th Avenue North,

**Size:** Approximately 3745.58 Acres,

**Conditions:** This site is subject to the following conditions:

A. Maximum gross density is 0.80 du/acre (2,996 maximum units);

B. No more than 115 building permits for residential units shall be issued to the Callery Judge-Groves Agricultural Enclave within the first five (5) years following effective date of the Plan Amendment;

C. Development of the site must conform with the Site Data table, the New Urbanism Guiding Principles (Exhibit 3), and the Conceptual Plan (Exhibit 4):

Site Data Table				
Transect	Percent of Total Acreage		Units/Square Footage	
	Minimum	Maximum	Minimum	Maximum
Natural	40%	N/A	0	0
Rural	20%	25%	150	300
Sub-urban	0%	40%	----	----
- Edge & General	0%	35%	2,096	2,240
- Center	0%	20%	600	N/A
Civic Sites	2%	N/A	0	0
Village Centers	N/A	N/A	235,000 sf	235,000 sf

2. **Text and Map Series Amendments**, to modify elements and maps as follows:

A. Introduction and Administration Element, to add definitions relating to agricultural enclaves and new urbanism,

B. Future Land Use Element, to establish an Agricultural Enclave future land use designation, to add policies to implement the

Agricultural Enclave flu and the Agricultural Lands And Practices Act, Section 163.3162, F.S.; to designate Agricultural Enclaves as Limited Urban Service Areas; and to exempt the Callery-Judge Grove Agricultural Enclave LGA 2008-011 from Policy 3.5-d,

C. Transportation Element, to identify rural parkways,

D. Map Series, Service Areas Map LU 2.1 to establish the Callery-Judge Grove Agricultural Enclave as a Limited Urban Service Area and any other related maps of the Map Series for consistency,

E. Map Series, Future 2020 Roadway System By Number Of Lanes Map TE 1.1, to expand rights of way,

F. Map Series, Thoroughfare Right Of Way Identification MAP TE 14.1, to add notes related to rural parkways,

3. **New Urbanism Guiding Principals,** and

4. **Callery Judge-Groves Conceptual Plan.**

#### **Part II. Repeal of Laws in Conflict**

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

#### **Part III. Severability**

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

#### **Part IV. Inclusion in the 1989 Comprehensive Plan**

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

#### **Part V. Effective Date**

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it

has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

**APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach County, on the 21st day of August, 2008.

ATTEST:

SHARON R. BOCK,  
& COMPTROLLER

By

Deputy Clerk

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY COMMISSIONERS

Addie L. Greene, Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

Filed with the Department of State on the 28th day of August, 2008.

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EXHIBIT 1

A. Future Land Use Atlas pages 40, 41, 47 and 48 are amended as follows:

**Amendment No.:** Callery-Judge Groves Ag Enclave (LGA 2008-011)

**Amendment:** Rural Residential, 1 unit per 10 acres (RR-10) to Agricultural Enclave

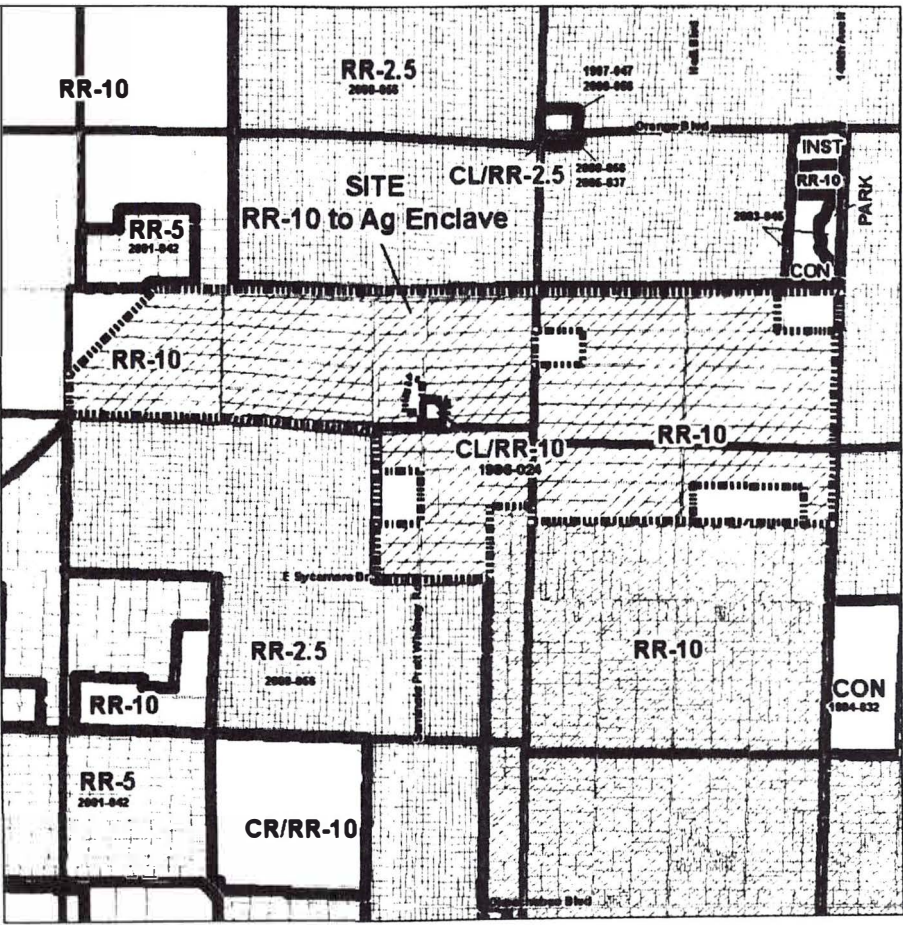
**Location:** East and west of Seminole Pratt Whitney Blvd., south of 60<sup>th</sup> St. N. and north of 50<sup>th</sup> St. N. and Sycamore, east of Mead Hill Drive and 44<sup>th</sup> Street N., east of 190<sup>th</sup> Terrace N., and West of 140<sup>th</sup> Avenue North

**Size:** 3,745.58 total acres

**Property No.:** 00-40-43-01-00-000-1010; 00-41-43-08-00-000-1010; 00-41-43-05-00-000-1030; 00-41-43-07-00-000-1000; 00-41-43-06-00-000-1010; 00-40-43-02-00-000-9000; 00-40-43-03-00-000-1020; 00-41-43-12-00-000-3030; 00-40-43-12-00-000-1000; 00-41-43-05-00-000-1040; 00-40-43-12-00-000-1020; 00-40-43-08-00-000-1020; 00-40-43-02-00-000-1010; 00-41-43-07-00-000-1010; 00-40-43-01-00-000-1010; 00-40-43-03-00-000-1030; 00-41-43-06-00-000-1020; 00-41-43-08-00-000-3020; 00-41-43-08-00-000-3010; 00-41-43-08-00-000-1030; 00-40-43-12-00-000-7010; 00-41-43-06-00-000-3010

**Conditions:**

- A. Maximum gross density is 0.80 du/acre (2,996 maximum units);
- B. No more than 115 building permits for residential units shall be issued to the Callery Judge Enclave within the first five (5) years following effective date of the Plan Amendment; and
- C. Development of the site must conform with the Site Data table, the Conceptual Plan, and the Guiding Principles.



## **Legal Description**

### **CALLERY JUDGE GROVES - LEGAL DESCRIPTION OF ENCLAVE:**

SECTIONS 1, 2, 3 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTH AND EAST RIGHT OF WAY LINES OF THE M-CANAL, AS RECORDED IN DEED BOOK 1156, PAGE 58, AS CORRECTED IN PART BY CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORD BOOK 924, PAGE 965.

THE SOUTH LINES OF SAID SECTIONS 2, 3 AND 12, AND THE WEST LINE OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, ARE AS ESTABLISHED BY K.C. MOCK FOR CALLERY JUDGE GROVES, AS SHOWN ON ROAD PLAT BOOK 6, PAGES 136 THROUGH 141.

TOGETHER WITH: SECTIONS 5, 6 AND THE NORTH HALF OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE M-CANAL, AS RECORDED IN DEED BOOK 1156, PAGE 58, AS CORRECTED IN PART BY CORRECTIVE QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORD BOOK 924, PAGE 965.

A PORTION OF THE EAST-WEST QUARTER SECTION LINE FOR SAID SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, SUBJECT TO THE COURT ORDERED FINAL JUDGMENT CASE NUMBER 73 1016 CA (L) 01 MacMILLAN, AS RECORDED IN OFFICIAL RECORD BOOK 2330, PAGE 1076.

LESS AND EXCEPT: THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

ALL OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SUBJECT TO THE COURT ORDERED FINAL JUDGMENT CASE NUMBER 73 1016 CA (L) 01 MacMILLAN, AS RECORDED IN OFFICIAL RECORD BOOK 2330, PAGE 1076.

LESS AND EXCEPT: RIGHT OF WAY FOR SEMINOLE-PRATT WHITNEY ROAD AND RIGHT OF WAY FOR PERSIMMON BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378, OFFICIAL RECORD BOOK 10289, PAGE 488 AND OFFICIAL RECORD BOOK 10202, PAGE 430.

LESS AND EXCEPT: GROVE MARKET PLAT, AS RECORDED IN PLAT BOOK 82, PAGES 67 THROUGH 68.

LESS AND EXCEPT: LANDS DEEDED TO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORD BOOK 9169, PAGE 136, OFFICIAL RECORD BOOK 9232, PAGE 1206 AND OFFICIAL RECORD BOOK 14566, PAGE 1779.

LESS AND EXCEPT: LANDS DEEDED TO PALM BEACH COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORD BOOK 20846, PAGE 1427.

LESS AND EXCEPT: LANDS DEEDED TO SILVER LAKE ENTERPRISES, INC., RECORDED IN OFFICIAL RECORD BOOK 14034, PAGE 1119 AND OFFICIAL RECORD BOOK 14676, PAGE 953.

LESS AND EXCEPT: LANDS DEEDED TO SILVER LAKE PALM BEACH, LLC, RECORDED IN OFFICIAL RECORD BOOK 15391, PAGE 754.

LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE IMPROVEMENT DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 6062, PAGE 1116, OFFICIAL RECORD BOOK 9949 PAGE 611, OFFICIAL RECORD BOOK 10101, PAGE 452 AND OFFICIAL RECORD BOOK 14034, PAGE 1147.

LESS AND EXCEPT: LANDS OWNED BY SEMINOLE IMPROVEMENT DISTRICT, DESCRIBED IN OFFICIAL RECORD BOOK 2902, PAGE 1351.

ALL RECORDING REFERENCES STATED HEREIN ARE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 3,745.580 ACRES MORE OR LESS.



**Exhibit 2**  
**Proposed Text Amendment**

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**A. Introduction and Administration Element, Callery-Judge Grove Agricultural Enclave**

**REVISIONS:** To add definitions relating to Agricultural Enclaves and new urbanism. The revisions are numbered below, and shown with the added text underlined.

AGRICULTURAL ENCLAVE DEVELOPMENT – Has the meaning given it in s. 163.3164(33), Florida Statutes pursuant to 163.3162(5), Florida Statutes.

NEW URBANISM: collective term for the condition of a compact mixed use settlement including the physical form of its development and its environmental, functional, economic, and socio-cultural aspects.

TRANSECT: a cross-section of the environment showing a range of different habitats. The rural-urban transect of the human environment used in New Urbanism is generally divided into six Transect Zones. These zones describe the physical form and character of the place, according to the density/intensity of its land use and urbanism.

TRANSECT ZONE (T-ZONE): one of several areas either within the Priority Corridors of the Urban Redevelopment Area regulated by a form-based code, or an Agricultural Enclave regulated by a conceptual plan and implementing principles that establish a range of densities and intensities and that demonstrate compliance with s. 163.3162(5), Florida Statutes. Transect zones are administratively similar to the land use designations and their corresponding zoning districts in conventional codes, except that in addition to the building use, density, height, and setback requirements, other elements of the intended habitat are integrated including those of the private lot and building and public frontage. General New Urban transect classifications (from highest to lowest density) are: urban core, urban center, general urban, sub-urban, rural, and natural.

FORM-BASED CODE: a method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through regulations.

**B. Future Land Use Element, Callery-Judge Grove Agricultural Enclave**

**REVISIONS:** To establish the Agricultural Enclave FLU and implementing provisions. The revisions are numbered below, and shown with the added text underlined.

**OBJECTIVE 2.2 Future Land Use Provisions - General**

**2.2.5 Agricultural**

**Policy 2.2.5-d:** The County shall recognize Agricultural Enclaves pursuant to Florida Statute section 163.3162(5) by assigning the Agricultural Enclave (AGE) Future Land Use Designation through the Future Land Use Amendment process in accordance with the procedures set forth in Florida Statutes Chapter 163 for Agricultural Enclaves. The site specific plan amendment ordinance adopting an Agricultural Enclave future land use shall include a Conceptual Plan and implementing principles that establish a range of densities and intensities and that demonstrate compliance with s. 163.3162(5), Florida Statutes. The Conceptual Plan shall include a Site Data table establishing an overall density for the project consistent with the requirements of s. 163.3162(5), Florida Statutes, as well as minimum and maximum percentages for the acreages of the Transects shown on the Plan and other binding standards. The Conceptual Plan can only be revised through the Future Land Use Atlas amendment process. All development orders must be consistent with the adopted conceptual plan and implementing principles. Bona fide agricultural uses shall be permitted until such time as a specific area of the Enclave physically converts to the uses permitted by such development orders.

**Policy 2.2.5-e:** The Agricultural Enclave conceptual plan shall include a series of transect zones which act as the essential elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Enclave and adjacent existing communities. Each Agricultural Enclave shall include at least one Neighborhood Zone and one Village



Center. Each neighborhood may be developed according to the appropriate transect zones based on the density assigned on the conceptual plan. The following transect zones and other components are permitted:

- **Natural Transect** - shall consist of active recreation, pastures, greenspace within rural parkways and open space including agriculture, preservation, conservation, wetlands, passive recreation, greenways, landscaping, landscape buffers, water management tracts, and wellfields. A minimum of 40% of the Enclave total acreage shall be within this transect. All entitlement density associated with the Natural Transect may only be transferred to another transect within the Agricultural Enclave. The Natural Transect shall define the boundaries of an Agricultural Enclave except where the Enclave abuts schools or commercial areas. The Natural Transect may also be located throughout the Enclave to provide open space and connectivity within and between neighborhoods.
- **Rural Parkway** – The conceptual plan shall recognize Thoroughfare Right-of-Way Identify Map roadways within the Enclave as corridors that act as regional connectors of neighborhoods and zones within the project and connecting to the surrounding communities by designating these roadways as Rural Parkways. These corridors shall be designed with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes and equestrian trails. Only the greenspace portions of rural parkways shall contribute to the minimum Natural Transect requirements.
- **Natural Transect Open Space** – Open lands and landscape buffers shall include linked public or private pedestrian, bicycle and equestrian trails when possible and shall be used to define and connect different neighborhoods and zones. The linked open space network shall be available for passive recreation. The Conceptual Plan shall include appropriate separations and buffering from the surrounding existing communities. A minimum of a 100 foot separation edge will be provided.
- **Rural Transect** – The Rural Transect shall consist of sparsely settled lands including managed woodlands, agricultural lands, and equestrian estates. A range of very low densities from one unit per 20 acres to a maximum of one unit per two acres is permitted. Equestrian Centers, accessory commercial recreation facilities associated with the equestrian centers, and Neighborhood and Village Centers are permitted within this Transect zone. A minimum of 20% and a maximum of 25% of the Enclave total acreage shall be within this Transect.
- **Sub-urban Transect** – consists of low-density residential areas with some potential for the mixing of uses. The Sub-urban Transect shall develop at an overall gross density ranging between one unit per two acres to six dwelling units per acre. An interconnected network of streets shall link each sub-zone together to form cohesive neighborhoods and an organized transportation network that allows for bicycle and pedestrian circulation. Each neighborhood shall have a gathering space, such as a green or park, connected by a network of streets that will allow most residents to live within a 5-10 minute walk of a green space. A maximum of up to 40% of the Enclave total acreage shall be within this Transect. The Sub-urban Transect shall consist of the following sub-zones:
  - **Neighborhood Edge Zone** – The Neighborhood Edge Zone shall be developed at a minimum gross density of one unit per two acres and a maximum gross density of one unit per acre. Neighborhood Edge Zones shall comprise a maximum of 20% of the Agricultural Enclave total acreage. The Neighborhood Edge Zone may abut the Natural Transect, Rural Transect the Neighborhood General Zone or the Neighborhood Center Zone.
  - **Neighborhood General Zone** – The Neighborhood General Zone shall be developed at a minimum gross density of 1 unit per acre and a maximum gross density of 3 units per acre, and may include small-scale, neighborhood-serving uses where appropriate. Neighborhood General Zones shall comprise a maximum of 30% of the Agricultural Enclave total acreage. The Neighborhood General Zone may abut the Natural Transect, Rural Transect, or the Neighborhood Edge and Neighborhood Center Zones of the Sub-urban Transect.
  - **Neighborhood Center Zone** – The Neighborhood Center Zone shall contain a minimum gross density of 4 units per acre, and shall contain a minimum of 20% of the Enclave's units. Neighborhood Centers shall be

pedestrian-friendly, incorporate residential uses integrated in mixed-use buildings, which enfront publicly accessible open spaces, and shall be linked to the adjacent residential neighborhoods through pedestrian and vehicular interconnections. The mixed-use component shall be designed as a Traditional Marketplace Development, or utilize the Neighborhood Center provisions of a Traditional Neighborhood Development in the ULDC. Those portions of the Neighborhood Center Zone not developed as a TMD or TND Neighborhood Center, shall be located within a ¼ mile (5 minute walk) radius to commercial, mixed-uses, public spaces, or schools to encourage alternative modes of transportation. Neighborhood Center Zones shall comprise no more than 10% of the land area of the entire Agricultural Enclave. The Neighborhood Center Zone may abut the Neighborhood General Zone, or the Natural Transect where it consists of a Rural Parkway, and arterial roadways.

- Village Center – A portion of the Neighborhood Center Zone may be designated as a Village Center. The Village Center shall be designed as a Traditional Marketplace Development, a pedestrian-friendly retail and office development. The Village Center shall incorporate some residential uses integrated in mixed-use buildings and shall be linked to the adjacent residential areas through pedestrian and vehicular interconnects.

**Policy 2.2.5-g:** The Agricultural Enclave shall be rezoned through one of the following options:

- The Agricultural Enclave shall be rezoned to a Traditional Town Development including a Traditional Market Development and a Master Plan shall be submitted at the time of the rezoning application. The Master Plan shall be submitted in compliance with the Unified Land Development Code (ULDC) and the Technical Requirement Manual; or
- A single development order or series of individual development orders consistent with:
  - a. The Conceptual Plan and implementing principles required in Policies 2.2.5-d and 2.2.5-e;
  - b. New Urbanism Design Guiding Principles of the Ordinance adopting the Future Land Use Atlas Amendment establishing the Agricultural Enclave.

**Policy 2.2.5-l:** At the time of rezoning of any portion of an Agricultural Enclave, the application will include design requirements, including the following new urbanism concepts:

- **Neighborhood Design** - Neighborhoods within the Sub-urban Transect shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways, bike lanes and/or equestrian trails Neighborhoods shall consist of low-density residential areas which may include the mixing of uses. Neighborhoods shall contain centrally located gathering places, and major buildings.
- **Internal Street Network** - Sub-urban Transects shall be developed with enhanced connectivity, such as providing connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. Streets shall be configured to provide efficient circulation systems for pedestrians, non-motorized vehicles and motorists, and serve to functionally integrate the various activities in each zone. Streets and squares that are internal to the neighborhoods should be designed to be a safe, comfortable, and interesting environment to the pedestrian.
- **Civic & Recreation** – Appropriately scaled concentrations of civic and institutional activity shall be distributed in proximity to the individual neighborhoods and within Natural, Rural and Sub-urban Transect zones. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks, from tot-lots and village greens to ball fields and passive parks, should be distributed within or near neighborhoods.
- **Water Systems** – The water retention systems shall be designed to provide connectivity with the open spaces and buffers where appropriate.

#### **OBJECTIVE 1.4      Rural Tier**

**Policy 1.4-a:** The following general future land use designations shall be allowed in the Rural Tier:

1. Rural Residential future land use categories ranging from Rural Residential 20 to Rural Residential 5;
2. Commercial, limited to the Commercial Low (CL) categories;
3. Agricultural, limited to the Special Agricultural (SA) category;
4. Parks and Recreation;
5. Commercial Recreation;
6. Conservation;
7. Institutional and Public Facilities; ~~and~~,
8. Transportation and Utilities; and
9. Agricultural Enclave.

#### **OBJECTIVE 2.1      Balanced Growth**

**Policy 2.1-a:** The following Future Land Use designations and their respective categories, shall be established to manage and direct future development in Palm Beach County and shall be shown on the Future Land Use Atlas, where applicable:

1. Residential, ranging from Rural (RR20-RR2.5) to Urban (LR1-HR18);
2. Commercial, Low Intensity, Low Intensity-Office, High Intensity, High Intensity-Office;
3. Commercial Recreation;
4. Industrial, Industrial and Economic Development Center;
5. Agricultural, Agricultural Production, Agricultural Reserve, and Special Agriculture;
6. Parks and Recreation;
7. Conservation;
8. Institutional and Public Facilities;
9. Transportation and Utilities;
10. Traditional Town Development (TTD); ~~and~~
11. Multiple Land Use (MLU); and
12. Agricultural Enclave (AGE).



**TABLE 2.1-1  
RESIDENTIAL CATEGORIES & ALLOWED DENSITIES**

CATEGORY	Dwelling Units Per Gross Acres			
	Maximum	Standard <sup>1</sup>	Minimum	Entitlement <sup>2</sup>
Special Agriculture	---	0.10 DU/AC	---	---
Agricultural Reserve	1.0 DU/AC	0.20 DU/AC	---	---
<u>Agricultural Enclave<sup>6</sup></u>	---	---	---	---
Rural Residential 20 Not to exceed 1 du per 20 acres	---	0.05 DU/AC	---	0.05 DU/AC
Rural Residential 10 Not to exceed 1 du per 10 acres	---	0.10 DU/AC	---	0.05 DU/AC
Rural Residential 5 Not to exceed 1 du per 5 acres	---	0.20 DU/AC	---	0.05 DU/AC
Rural Residential 2.5 Not to exceed 1 du per 2.5 acres	---	0.40 DU/AC	---	0.05 DU/AC
Low Residential 1 Not to exceed 1 du per 1 acre	---	1.0 DU/AC	---	0.1 DU/AC
Low Residential 2 Up to 2 du per 1 acre	2.0 DU/AC	1.5 DU/AC	---	0.1 DU/AC
Low Residential 3 Up to 3 du per 1 acre	3.0 DU/AC	2.0 DU/AC	---	0.1 DU/AC
Medium Residential 5 Up to 5 du per 1 acre	5.0 DU/AC	4.0 DU/AC	---	0.2 DU/AC
High Residential 8 5 to 8 du per 1 acre	8.0 DU/AC	6.0 DU/AC	5.0 DU/AC	0.4 DU/AC
High Residential 12 * 5 to 12 du per 1 acre	12.0 DU/AC	8.0 DU/AC	5.0 DU/AC	0.4 DU/AC
High Residential 18 <sup>3</sup> 5 to 18 du per 1 acre	18.0 DU/AC	8.0 DU/AC	5.0 DU/AC	0.4 DU/AC

1. The Standard density is the highest density permitted in each future land use category, unless the parcel is developed as a Planned Development Zone, Traditional Development Zone or is granted an exemption pursuant to this Element.
2. The Entitlement density is as shown, or 1 unit per lot, whichever is greater.
3. High Residential 12 is the maximum density allowed by the Comprehensive Plan except for an area that has a future land use designation of High Residential 18 as the equivalent to the designation the area had under the prior Comprehensive Plan effective from 1980 to 1989 or for development that qualifies for a density bonus provided for in FLUE Policy 1.2-d.
4. The density calculation for a property is based on the property's gross acreage.
5. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.
6. The density of an Agricultural Enclave shall be determined utilizing the provisions of s. 163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.

**Policy 3.3-a: The Limited Urban Service Area:** The following are designated as Limited Urban Service Areas:

1. the area described as the United Technology - Pratt and Whitney Overlay;
2. the area defined as the General Aviation Facility/ North County Airport;
3. the Agricultural Reserve; and
4. areas within the Exurban Tier where the Legislature has granted a special zone the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;
5. the area east of the SFWMD L-8 Canal within the Glades Area Protection Overlay; and
6. an Agricultural Enclave pursuant to Florida Statute section 163.3162(5).



The LUSA shall be depicted on the Service Areas Map in the Map Series upon designation through a Plan amendment. The official boundaries of each LUSA shall be depicted on the Service Areas Map in the Map Series.

**Policy 3.5-d:** The County shall not approve a change to the Future Land Use Atlas which:

1. results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon the MPO's 2025 Long Range Transportation Plan dated March 18, 2002. Significant impact shall be as defined in Table 3.5 -1.

**TABLE 3.5-1  
Significant Impact**

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 - up	Five (5) miles*

\* A project has significant traffic: (1) when net trips increase will cause the adopted LOS for FIHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FIHS or SIS is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's 2025 Long Range Transportation Plan dated March 18, 2002.

\*\* When calculating net trip increase, consideration will be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or, results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b. This policy shall not be applicable to an Agricultural Enclave pursuant to Florida Statutes section 163.3162(5).

**C. Transportation Element, Callery-Judge Grove Agricultural Enclave**

**REVISIONS:** To add rural parkways. The revisions are numbered below, and shown with the added text underlined.

**Policy 1.4-q:** To protect the rural character of roadways outside of the Urban/Suburban Tier, the County hereby establishes the Rural Parkway concept. Rural Parkways shall accommodate future transportation planning needs to ensure that the cross-section and alignment of the roads preserves the rural residential lifestyle, sense of place and quality of life of the adjacent areas. For properties fronting on rural parkways, a portion of the designated Right-of-Way may be retained in private ownership provided that the property owner dedicates a parkway easement to Palm Beach County for non-vehicular pathways. Such dedications shall only be required when consistent with the criteria contained in Transportation Policy 1.4-d. The following roadway segments are hereby designated as Rural Parkways:

1. Northlake Boulevard, from Seminole Pratt-Whitney Road to the western edge of the Palm Beach Gardens Municipal Golf Course, with a 50 foot easement on each side of the road being dedicated exclusively for multipurpose paths.
2. Lyons Road, from Atlantic Avenue to Boynton Beach Boulevard, with a 100 foot easement on each side in order to accommodate multipurpose pathways. Undulating berms, no taller than five feet and landscaped with

native vegetation, shall be required. No walls shall be allowed within the parkway easements.

3. Persimmon Boulevard, from 140<sup>th</sup> Avenue North to Seminole Pratt Whitney Road, a 50 foot easement on each side in order to accommodate multipurpose pathways landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements.
4. 140<sup>th</sup> Avenue North from Persimmon Boulevard to 60<sup>th</sup> Street, a 50 foot easement on the west side in order to accommodate multipurpose pathways landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements.

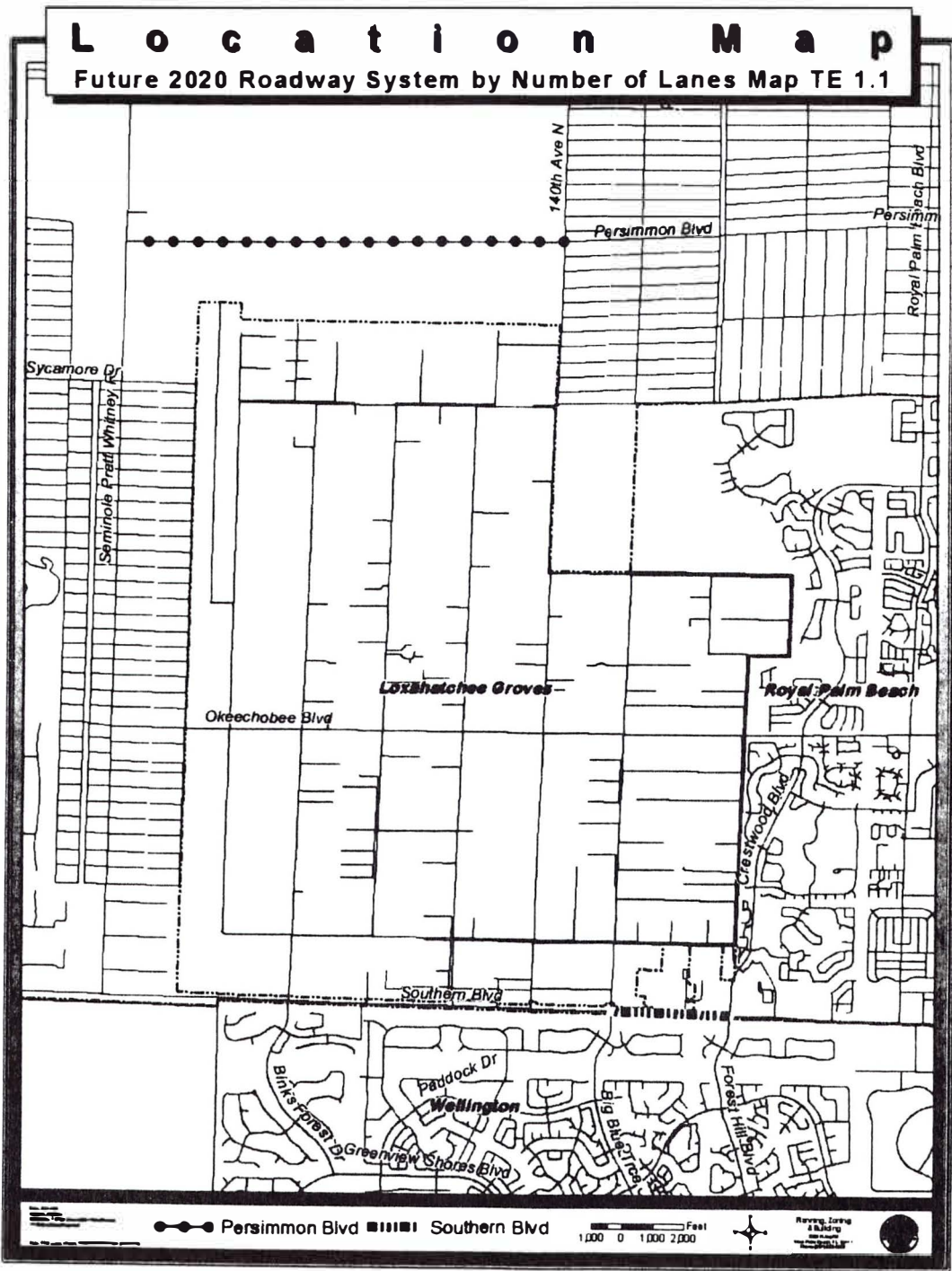
D. Map Series, Service Area Map LU 2.1, Callery-Judge Grove Agricultural Enclave

REVISIONS: To depict the Callery-Judge Grove Agricultural Enclave shown in Exhibit 1 as a Limited Urban Service Area.

E. Map Series, Future 2020 Roadway System By Number Of Lanes Map TE 1.1, Callery-Judge Grove Agricultural Enclave

REVISIONS: To expand:

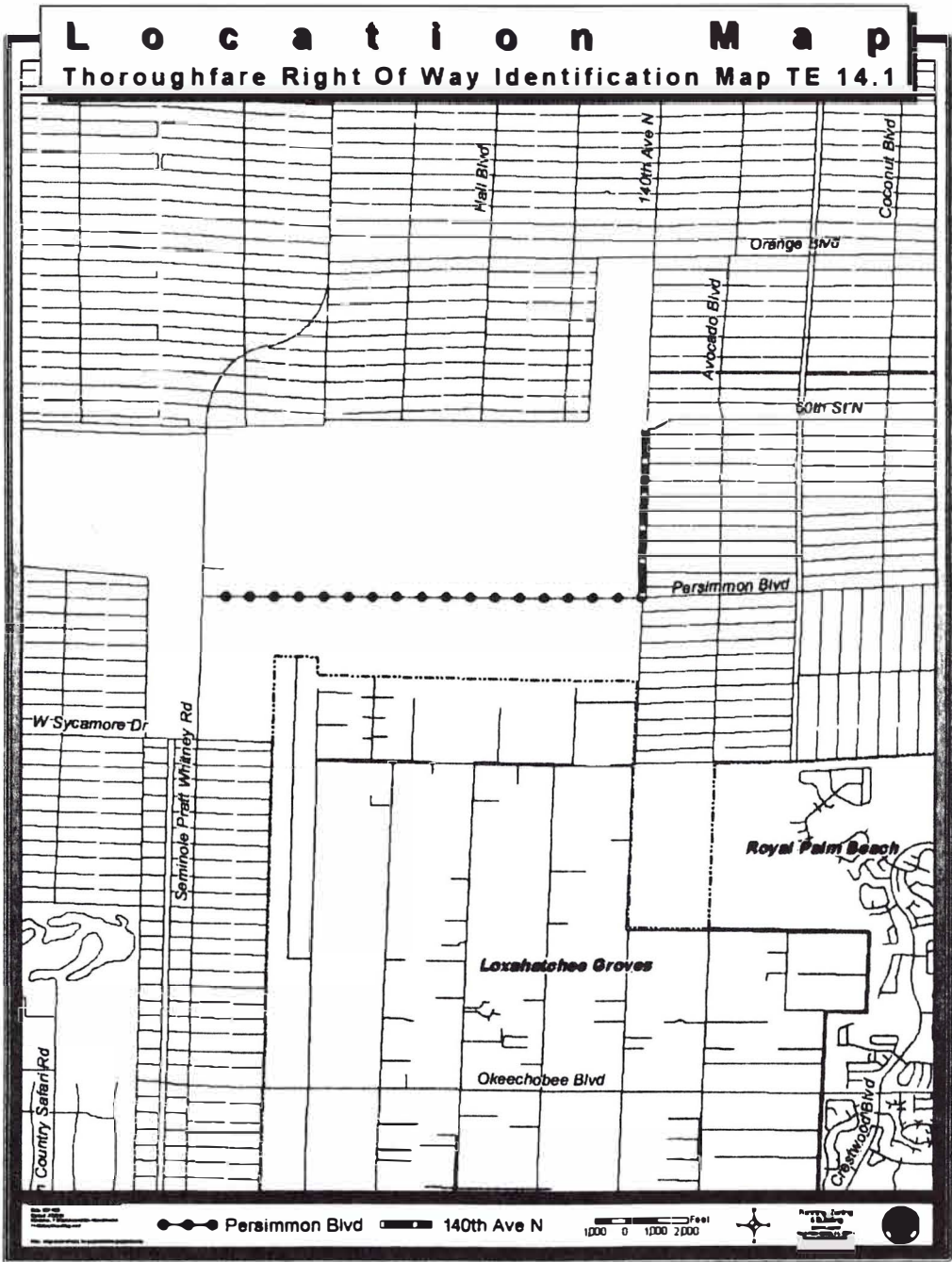
- Persimmon Boulevard, from Seminole Pratt Whitney Road to 140<sup>th</sup> Avenue North, from 2 Lanes to 4 Lanes; and
- Southern Boulevard, from Big Blue Trace to Forest Hill/Crestwood Boulevard, from 6 Lanes To 8 Lanes.



F. **Map Series, Thoroughfare Right Of Way Identification Map TE 14.1, Callery-Judge Grove Agricultural Enclave**

**REVISIONS:** To add notes identifying as Rural Parkways:

- Persimmon Boulevard, from 140th Avenue North to Seminole Pratt Whitney Road; and
- 140th Avenue North, from Persimmon Boulevard to 60th Street North.





**Exhibit 3**  
**Callery-Judge Groves**  
**New Urbanism Guiding Principles**

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The agricultural enclave legislation (F.S. 163.3162) requires parcels larger than 640 acres to include appropriate new urbanism concepts in order to discourage urban sprawl while protecting landowner rights. This would include such things as clustering, mixed-use development and the creation of rural village and city centers. The conceptual plan and set of policies below include new urbanist concepts and meet the intent of the Statute, while allowing for flexibility in the creation of the subsequent Zoning Master Plans.

- **Design Fundamentals** - The Village Center, the districts, the neighborhoods, and the corridors are the essential elements of the project that form identifiable areas. The physical definition of streets and gathering spaces shall be key elements during the rezoning process. The Callery-Judge Grove Conceptual Plan has been designed to allow for a long-term conversion from existing agricultural uses to residential or commercial uses as the economy and market dictates. Individual neighborhoods will be developed incrementally with specific design standards and details adopted at the time of development approvals including a variety of design standards which include new urbanism elements listed herein.
- **Transects, Zones & Clustering** – Transects and Zones generally emphasize a special single use, and shall follow the principles of neighborhood design when possible. The Callery-Judge Grove Conceptual Plan clusters density into three districts, with the overwhelming majority of the density of the property to the east side of Seminole Pratt-Whitney Road to provide for better efficiency of infrastructure and services and a variety of neighborhoods. Three general areas are established with an arrangement of densities and intensities reflective of their location within the Enclave. The areas are defined by the County's Planned Thoroughfare network which bisect the property north to south (Seminole-Pratt Whitney Road) and east to west (Persimmon Boulevard). The design of the areas allows for accommodation of the County's large width Thoroughfare Roads with appropriate buffers from the neighborhoods while providing a network of local streets within and between each neighborhood. Each area will be further subdivided into Transects, Zones and individual neighborhoods that may incorporate the additional new urbanist principals listed herein.
  - **Rural Transect** –The Rural Transect is intended to be an equestrian zone and is restricted to the area west of Seminole-Pratt Whitney Road. It is characterized by “horse hamlets” with predominately multi-acre lots which are large enough for equestrian activities and small-scale agriculture. Roads are detailed as country lanes and lots would be developed mostly as gracious estates with rustic outbuildings. Equestrian centers will make the horse lifestyle an option even for those who have one of the very few smaller lots at the center of the “horse hamlets”. Commercial recreational facilities and a Village Center may also be located within this area.
  - **Sub-urban Transect, Neighborhood Edge Zone and Neighborhood General Zone** – This zone to the east of Seminole-Pratt Whitney Road contains lower density residential areas, with the possibility of small-scale, neighborhood-serving retail. There are larger lots at the neighborhood edge zone, though generally not as large as those found in the equestrian zone. Each neighborhood will have a green or park, and a network of streets will allow most residents to live within a 5-10 minute walk of a green space.
  - **Sub-urban Transect, Neighborhood Center Zone** - A sub area within the Sub-urban Transect is designated Neighborhood Center Zone. Areas designated Neighborhood Center Zone are located within appropriate walking distances of schools and markets. These areas shall contain a minimum gross density of 4 units/acre. A minimum of 20% of the Enclave's units will be clustered within this zone type.
  - **Village Center** - Village Centers, which will have a composite total of 235,000 sf of non-residential area are characterized by single-story commercial buildings or mixed-use buildings with retail on the ground floor and office space above. Village Centers shall be developed in conformance with the County's adopted standards for Traditional Marketplace Developments. Immediately adjacent to these areas are Neighborhood Center Zones (except for any Village Center in

the Rural Transect) whose street networks and trails are connected so that some residents may access the center on foot or bicycle. Additional commercial and community-serving uses may also be located in the Neighborhood Center zone.

- **Natural Transect** - This zone shall consist of active recreation, pastures, greenspaces of rural parkways and open space including agriculture, greenways, preservation, conservation, wetlands, pastures, active and passive recreation, landscaping, landscape buffers, water management tracts, and wellfields. The Natural Transect shall provide separation as well as interconnectivity to Natural Transect areas within and between neighborhoods of the Rural and Suburban Transects. This portion of the Natural Transect is not depicted on this conceptual plan. The Natural Transect shall cumulatively comprise a minimum of 40% of the overall land area. Ownership and management of these lands can be via property owner association(s), homeowner association(s), non-profit organization(s), and/or special district or other government agency.
- **Neighborhood Design** - Neighborhoods shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways, bike lanes and/or equestrian trails. Neighborhoods shall be designed with character and clearly defined gathering places, with many residences within 10-minute walking distance of such places. The Callery-Judge Grove Conceptual Plan provides character sketches and text committing the development of the individual neighborhoods to appropriate scales built around common greens or parks. Different neighborhoods will be designed using unique themes accommodating the demographic profile of the new residents. Additionally, the Unified Land Development Code permits the construction of limited commercial services which may be constructed in the center or adjacent to these neighborhoods.
- **Civic & Recreation** – Appropriately scaled concentrations of civic and institutional activity shall be distributed in proximity to the individual neighborhoods. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks, from tot-lots and village greens to ball fields and passive parks, should be distributed within or near neighborhoods. Each Transect or Zone will include appropriately scaled civic and recreation spaces to meet the needs of the communities' residents. The Rural Transect will provide for larger spaces and trails appropriate to equestrian activities and uses. The Sub-urban Transect will include civic and recreation uses such as ball parks, tot lots, recreation centers and passive parks. The Callery-Judge Grove Conceptual Plan recognizes the significant east-west distance of Persimmon Boulevard and has, therefore, sited an additional commercial/civic area in the eastern area to accommodate residents in this portion of the project. The Natural Transect's open lands and landscape buffers shall include pedestrian access and equestrian trails when possible and shall be used to define and connect different neighborhoods and districts. Palm Beach County requires the allocation of a minimum 2% land area for civic uses. The County has determined a potential future need for a Community Park (25-30 acres) and a Fire-Rescue Station (3-5 acres). The School District has also identified a potential future need for up to a 30 acres for a potential school site. The Conceptual Plan depicts the general locations of these uses. Palm Beach County and the owner of the property shall enter into an Agreement which provides for determination of need, final configuration, and timing of dedication of these sites prior to the approval of the first development order. Any remaining Civic Dedications needed to meet the minimum 2% land area shall be located in the Sub-urban Transect and allocated to meet residential needs throughout the project determined at the time of individual development approvals.
- **Neighborhood and Housing Variety** – The overall project shall include a variety of neighborhood types allowing for a variety of housing types and lot sizes. The Callery-Judge Grove Conceptual Plan provides for a range of densities which in turn will provide for a variety of densities, lot sizes and housing types. Additionally, factors such as proximity to schools, civic and recreation areas, or the Village Center will result in clustering of densities to make use of pedestrian accessibility.
- **Corridors** – Persimmon Boulevard and Seminole Pratt Whitney Road are corridors that act as regional connectors of neighborhoods and districts within the project and connecting to the surrounding communities. These corridors shall be designed with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes and equestrian trails where appropriate.
- **Internal Street Network** – The Callery-Judge Enclave shall be developed with enhanced connectivity, such as providing connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. The Callery-Judge Grove Conceptual Plan provides for a hierarchy of streets connecting with the County's Thoroughfare

Roads which provides for circulation and access from the neighborhoods both to the Thoroughfare Roads as well as between individual neighborhoods, schools, and the Village Center. Excluding roadways identified on the County's Thoroughfare Map, streets shall be designed in a pedestrian-friendly manner for slow travel speeds. Streets and squares internal to the neighborhoods should be safe, comfortable, and interesting to the pedestrian where appropriate. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.

- Separation of and Buffering** – The project shall include appropriate separations and buffering from the surrounding existing communities. The Callery-Judge Grove Conceptual Plan depicts appropriate buffers around the entire property. These buffer areas will not only provide physical separation, but will contain features such as trails and landscape enhancement areas for the use of the project's residents. Additionally, the Conceptual Plan recognizes that lot size considerations around the perimeter will ensure compatibility with the surrounding community.
- Implementation** - Agricultural Enclaves are encouraged to maintain agricultural uses and activities. For that reason, incremental conversion of Agricultural Enclaves to non-agricultural uses is permitted. A range of densities is affixed to each area by the Conceptual Plan. Portions of each area may be re-zoned individually. At the time each portion of the Enclave is re-zoned through the DRO Process, the County Planning, Zoning & Building Department will maintain records of the total density and/or intensity approved to ensure that the total approved units does not exceed the maximum density and/or intensity granted in accordance with the process governed by Section 163.3162(5), Florida Statue.
- Site Data**

Transect	Percent of Total Acreage		Units/Square Footage	
	Minimum	Maximum	Minimum	Maximum
Natural	40%	NA	0	0
Rural	20%	25%	150	300
Sub-urban	0%	40%	----	----
- Edge & General	0%	35%	2,096	2,246
- Center	0%	20%	600	NA
Civic Sites	2%	NA	0	0
Village Centers	NA	NA	235,000 sf	235,000 sf
Maximum Gross Density		0.80 du/acre	2,996 maximum units	
No more than 115 building permits for residential units shall be issued to the Callery Judge Enclave within the first five (5) years following effective date of the Plan Amendment.				

**Exhibit 4**  
**Callery-Judge Groves Conceptual Master Plan**

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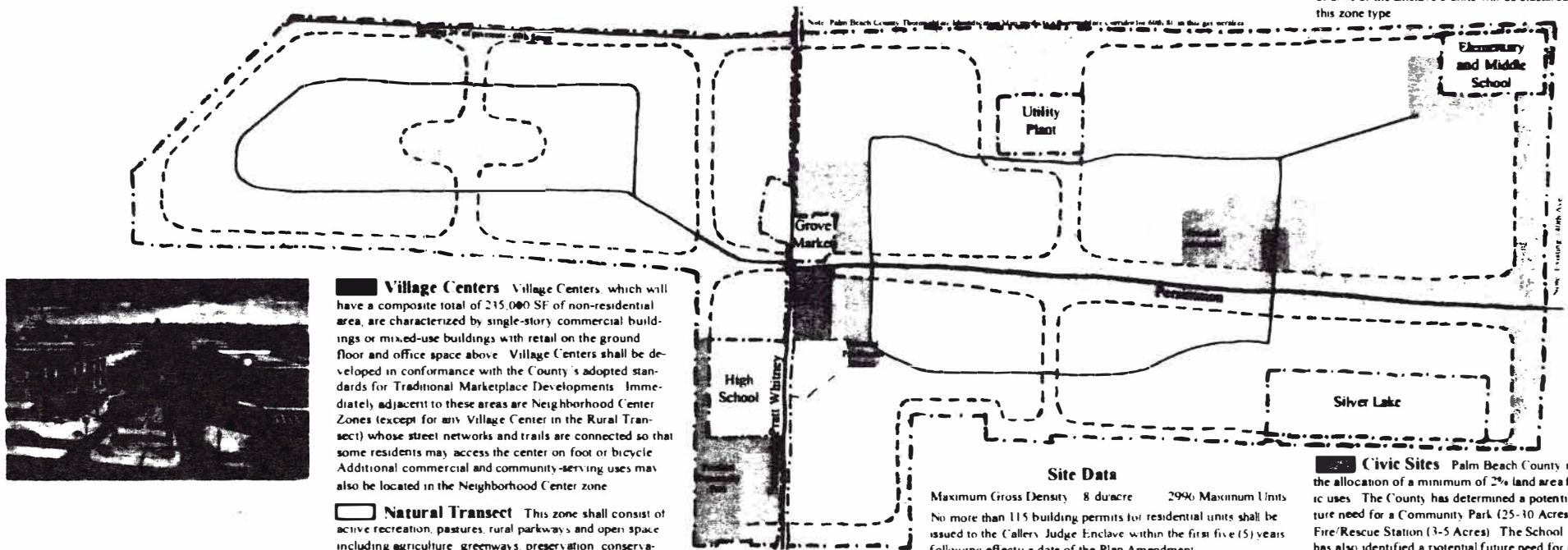
# The Varying Character and Intensity of Development for Callery-Judge Grove



**Rural Transect** The Rural Transect is intended to be an equestrian zone and is restricted to the area West of Seminole-Pratt Whitney Road. It is characterized by "horse hamlets" with predominately multi-acre lots which are large enough for equestrian activities and small-scale agriculture. Roads are detailed as country lanes and lots would be developed mostly as gracious estates with rustic outbuildings. Equestrian centers will make the horse lifestyle an option even for those who have one of the very few smaller lots at the center of the "horse hamlets". Commercial recreational facilities and a village center may also be located within this area.

**Sub-urban Transect, Neighborhood Edge Zone and Neighborhood General Zone** This zone to the east of Seminole-Pratt Whitney Road contains lower density residential areas, with the possibility of small-scale, neighborhood-serving retail. There are larger lots at the neighborhood edge zone, though generally not as large as those found in the equestrian zone. Each neighborhood will have a green or park, and a network of streets will allow most residents to live within a 5-10 minute walk of a green space.

**Sub-urban Transect, Neighborhood Center Zone** A sub area within the Sub-urban Transect is designated Neighborhood Center Zone. Areas designated Neighborhood Center Zone are located within appropriate walking distances of schools and markets. These areas shall contain a minimum gross density of 4 units/acre. A minimum of 20% of the Enclave's units will be clustered within this zone type.



**Village Centers** Village Centers, which will have a composite total of 215,000 SF of non-residential area, are characterized by single-story commercial buildings or mixed-use buildings with retail on the ground floor and office space above. Village Centers shall be developed in conformance with the County's adopted standards for Traditional Marketplace Developments. Immediately adjacent to these areas are Neighborhood Center Zones (except for any Village Center in the Rural Transect) whose street networks and trails are connected so that some residents may access the center on foot or bicycle. Additional commercial and community-serving uses may also be located in the Neighborhood Center zone.

**Natural Transect** This zone shall consist of active recreation, pastures, rural parkways and open space including agriculture, greenways, preservation, conservation, wetlands, passive recreation, landscaping, landscape buffers, water management tracts and wellfields. The Natural Transect shall provide separation as well as interconnectivity to Natural Transect areas within and between neighborhoods of the Rural and Suburban Transects. This portion of Natural Transect is not depicted on this conceptual plan. The Natural Transect shall cumulatively comprise a minimum of 40% of the overall land area. Ownership and management of these lands can be via property owner association(s), home owner association(s), non-profit organization(s), and/or special district or other government agency.

## Site Data

Maximum Gross Density: 8 du/acre 2996 Maximum Units  
No more than 115 building permits for residential units shall be issued to the Callery-Judge Enclave within the first five (5) years following effective date of the Plan Amendment.

Transect	Percent of Total Acreage		Units/Square Footage	
	Minimum	Maximum	Minimum	Maximum
Natural	40%	NA	0	0
Rural	20%	25%	150	300
Sub-Urban	0%	40%		
Edge and General	0%	35%	2096	2246
Center	0%	10%	600	NA
Civic Sites	2%	NA	0	0
Village Centers	NA	NA	235,000 SF	235,000 SF

**Civic Sites** Palm Beach County requires the allocation of a minimum of 2% land area for civic uses. The County has determined a potential future need for a Community Park (25-10 Acres) and a Fire/Rescue Station (3-5 Acres). The School District has also identified a potential future need for up to 10 acres for a potential School Site. The Conceptual Plan depicts the general locations of these uses. Palm Beach County and the Owner of the property shall enter into an Agreement which provides for determination of need, final configuration, and timing of dedication of these sites prior to the approval of the first development order. Any remaining Civic Dedications needed to meet the minimum 2% land area shall be located in the Suburban Transect and allocated to meet residential needs throughout the project determined at the time of individual development approvals.

## CALLERY-JUDGE GROVE CONCEPTUAL PLAN

Loxahatchee, Florida  
August 2008

Note: 1. All units and development of proposed land area made within neighborhood parks, playgrounds, and buffers, are illustrated for conceptual purposes and not to scale. But as required by the County, the project location shown on the site plan, special Plan 1 must be determined during design and permitting. All site data and units contained on this Conceptual Plan shall be considered a binding element of the Callery-Judge Enclave Plan Amendment and cannot be changed without amendment to the Plan 1 and 2 or 3 or 4 or 5 or 6 or 7 or 8 or 9 or 10 or 11 or 12 or 13 or 14 or 15 or 16 or 17 or 18 or 19 or 20 or 21 or 22 or 23 or 24 or 25 or 26 or 27 or 28 or 29 or 30 or 31 or 32 or 33 or 34 or 35 or 36 or 37 or 38 or 39 or 40 or 41 or 42 or 43 or 44 or 45 or 46 or 47 or 48 or 49 or 50 or 51 or 52 or 53 or 54 or 55 or 56 or 57 or 58 or 59 or 60 or 61 or 62 or 63 or 64 or 65 or 66 or 67 or 68 or 69 or 70 or 71 or 72 or 73 or 74 or 75 or 76 or 77 or 78 or 79 or 80 or 81 or 82 or 83 or 84 or 85 or 86 or 87 or 88 or 89 or 90 or 91 or 92 or 93 or 94 or 95 or 96 or 97 or 98 or 99 or 100 or 101 or 102 or 103 or 104 or 105 or 106 or 107 or 108 or 109 or 110 or 111 or 112 or 113 or 114 or 115 or 116 or 117 or 118 or 119 or 120 or 121 or 122 or 123 or 124 or 125 or 126 or 127 or 128 or 129 or 130 or 131 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